

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

<b>Address</b>	2451 Saint Frances Drive, Sacramento, CALIFORNIA 95821	<b>Order ID</b>	8807856	<b>Property ID</b>	34320338
<b>Inspection Date</b>	06/29/2023	<b>Date of Report</b>	06/29/2023		
<b>Loan Number</b>	54195	<b>APN</b>	26802030090000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Sacramento		

Tracking IDs					
<b>Order Tracking ID</b>	06.28.23 BPO Request	<b>Tracking ID 1</b>	06.28.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	BRYAN J ABEGGLEN	<b>Condition Comments</b> The subject property is in average visible condition, no visible damages.
<b>R. E. Taxes</b>	\$5,157	
<b>Assessed Value</b>	\$291,682	
<b>Zoning Classification</b>	Residential RD-5	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> The subject property is located in well established neighborhood. Price has been going down due to high mortgage rates and increased availability of listings on the market.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$253000 High: \$587500	
<b>Market for this type of property</b>	Decreased 5 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	2451 Saint Frances Drive	2448 Brentwood Rd	2240 Marconi Ave	2411 Roland Rd
<b>City, State</b>	Sacramento, CALIFORNIA	Sacramento, CA	Sacramento, CA	Sacramento, CA
<b>Zip Code</b>	95821	95825	95821	95821
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.53 <sup>1</sup>	0.51 <sup>1</sup>	0.70 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$490,000	\$435,000	\$435,000
<b>List Price \$</b>	--	\$490,000	\$435,000	\$435,000
<b>Original List Date</b>		04/22/2023	05/10/2023	05/30/2023
<b>DOM · Cumulative DOM</b>	-- · --	24 · 68	5 · 50	5 · 30
<b>Age (# of years)</b>	76	71	83	69
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,999	1,661	2,010	1,535
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	4 · 2	4 · 2
<b>Total Room #</b>	6	5	6	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.28 acres	0.2479 acres	0.31 acres	0.16 acres
<b>Other</b>	None	None	None	None

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Current Listings - Cont.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

- Listing 1** Check out this stunner! This home has new roof, fresh interior paint, fresh exterior paint, new flooring throughout the home and new appliances. Discover a bright and open interior with plenty of natural light and a neutral color palette, complimented by a fireplace. The kitchen is ready for cooking with ample counter space and cabinets for storage. Head to the spacious primary suite with good layout and closet included. Extra bedrooms add nice flex space for your everyday needs. Take advantage of the extended counter space in the primary bathroom complete with double sinks and under sink storage. The fenced in backyard gives you the perfect private area to enjoy the outdoors. Hurry, this won't last long! This home has been virtually staged to illustrate its potential.
- Listing 2** With an unbeatable location and a spacious backyard, this 1-story home is the perfect place for buyers to settle down. It's close to schools, parks, freeways, and the Arden Mall. The neighborhood is close to all of your favorite restaurants and shops. The granite countertops in the kitchen are just one of the many amenities that make this house stand out among others in its price range. There's also a garage and a patio. And if you're looking for space to entertain guests or just have some outdoor time with family you'll love the big back yard! This home has everything you need and more!
- Listing 3** This spacious home offers 3-4 bedrooms, 2 baths, and a 2-car garage, providing ample space for comfortable living. Situated near a park, shopping centers, and with easy freeway access, this home boasts a convenient and desirable location. A large oak tree casts refreshing shade over the home, providing respite from the California sun, and adding to the overall charm of the property. Step inside and you'll be greeted by a beautifully remodeled kitchen that is sure to inspire your inner chef. The kitchen features stunning quartzite counters, elegant shaker cabinets, and convenient pull-out drawers for effortless organization. It even includes a built-in mixer stand, perfect for baking enthusiasts. With a double oven, meal preparation and hosting gatherings will be a breeze. Hardwood floors grace the entire home, adding warmth and character to each room. The living room, adorned with newer canned lighting and a wood burning fireplace create the perfect ambiance for those chilly evenings. The HVAC system, only two years old and of an industrial size, ensures comfortable temperatures throughout the year, keeping you cozy during winter and cool during summer. A brand new tankless water heater provides an endless supply of hot water, guaranteeing your comfort and convenience.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	2451 Saint Frances Drive	2570 Carson Way	2448 Sandringham Rd	2407 Brentwood Rd
<b>City, State</b>	Sacramento, CALIFORNIA	Sacramento, CA	Sacramento, CA	Sacramento, CA
<b>Zip Code</b>	95821	95821	95825	95825
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.44 <sup>1</sup>	0.50 <sup>1</sup>	0.59 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$449,000	\$449,900	\$415,000
<b>List Price \$</b>	--	\$449,000	\$449,900	\$415,000
<b>Sale Price \$</b>	--	\$430,000	\$430,000	\$452,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	03/08/2023	04/17/2023	04/25/2023
<b>DOM · Cumulative DOM</b>	-- · --	5 · 28	6 · 37	6 · 32
<b>Age (# of years)</b>	76	69	59	74
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,999	1,858	1,806	1,592
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	5	5
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.28 acres	0.25 acres	0.216 acres	0.2075 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$3,840	+\$8,320	+\$24,530
<b>Adjusted Price</b>	--	\$433,840	\$438,320	\$476,530

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Recent Sales - Cont.

**Reasons for Adjustments** Why the comparable sale is superior or inferior to the subject.

- Sold 1** Price adjusted for SqFt +\$5640, age -\$2800, garage -\$2000, lot size +\$3000. This is the one you've been waiting for. Located near shopping, tons of entertainment, the locally famous Sacramento Expo Center and centrally located between Highway 50 and Highway 80, you will want for nothing. Don't miss the enormous backyard just waiting for a sparkling pool or whatever else meets your desires. Lots of light and wood floors and NEW interior paint throughout! This home just needs your designers touch.
- Sold 2** Price adjusted for bedroom +\$3000, Sqft +\$7720, age -\$6800, garage -\$2000, lot size +\$6400. 3 bedroom 2 bath in Country Club area of Arden Arcade. Extra large lot with space for RV. Quartz counters in kitchen. Stainless appliances. Extra large master bedroom. Wood floors.
- Sold 3** Price adjusted for bedroom +\$3000, Sqft +\$16280, garage -\$2000, lot size +\$7250. Charming Randy Parks home in the lovely Park Hills Estates neighborhood. Well maintained by the longtime owner, this home features a great front room with a large window that allows in tons of natural light. Carpeting has been removed to expose beautiful hardwood floors that offer incredible character. Through the kitchen is a large den that would make an ideal second living space or could be utilized as a home office/gym/etc. Hard to find 3 bedrooms and 2 full baths on one level at this price point in Sacramento. Central HVAC & Dual pane windows throughout. Multiple sliders to access the park-like backyard where you can enjoy the nice sized patio and take in the beautiful rose garden and mature landscaping. Covered storage on the side of the home is an added bonus and could fit a car, or small boat or trailer. Convenient Arden-Arcade location close to shopping as well as all of Downtown Sacramento's activities.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Not listed in last 12 months.				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$460,000	\$460,000
<b>Sales Price</b>	\$440,000	\$440,000
<b>30 Day Price</b>	\$430,000	--
<b>Comments Regarding Pricing Strategy</b>		
Value is based on closest and most comparable comps in the area. Due to limited availability of comparable comps I was forced to use superior/inferior comps and do price adjustments for the difference.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.
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## Subject Photos



Front



Address Verification



Side



Side



Side



Street

## Subject Photos



Street



Street



Street



Other



Other



## Listing Photos

**L1** 2448 Brentwood Rd  
Sacramento, CA 95825



Front

**L2** 2240 Marconi Ave  
Sacramento, CA 95821



Front

**L3** 2411 Roland Rd  
Sacramento, CA 95821



Front

## Sales Photos

**S1** 2570 Carson Way  
Sacramento, CA 95821



Front

**S2** 2448 Sandringham Rd  
Sacramento, CA 95825



Front

**S3** 2407 Brentwood Rd  
Sacramento, CA 95825



Front

## ClearMaps Addendum

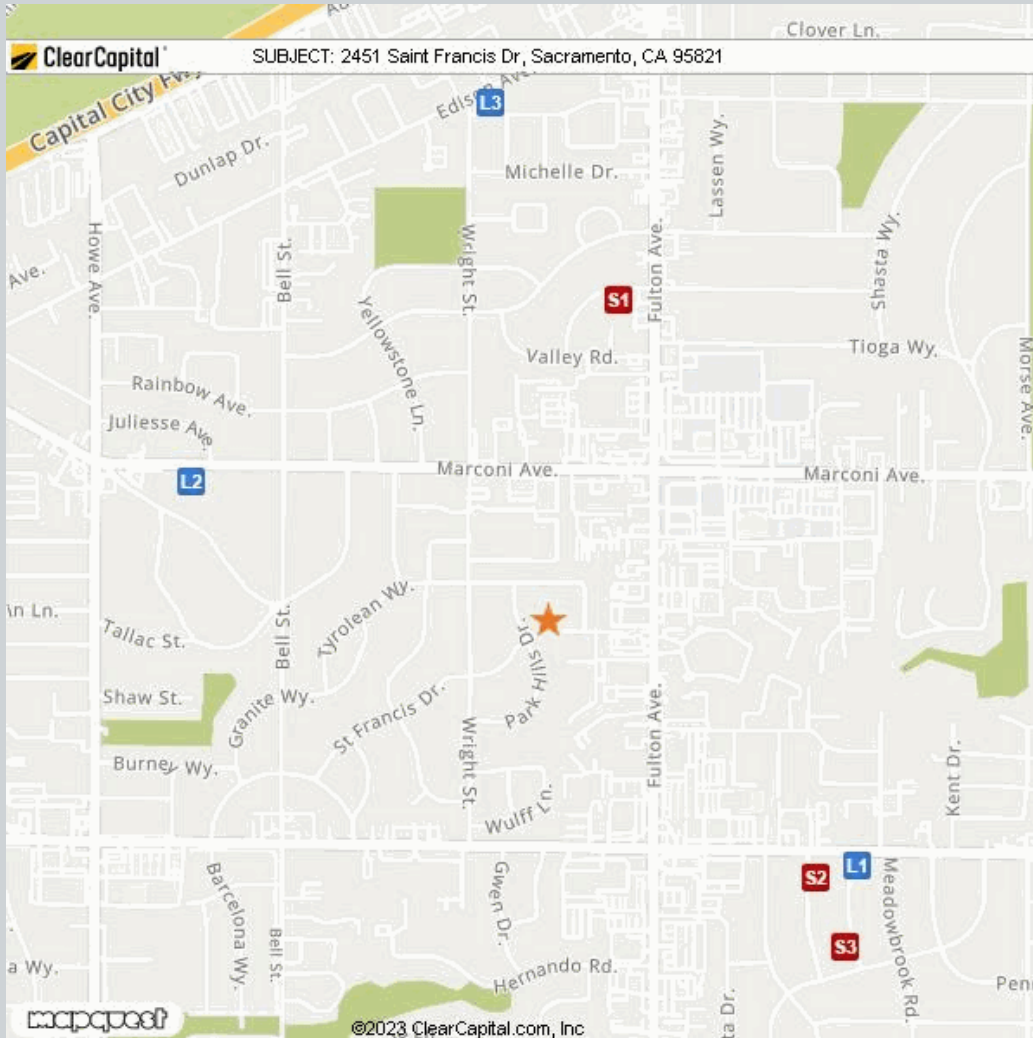
**Address** ★ 2451 Saint Frances Drive, Sacramento, CALIFORNIA 95821

**Loan Number** 54195

**Suggested List** \$460,000

**Suggested Repaired** \$460,000

**Sale** \$440,000



### Comparable

### Address

### Miles to Subject

### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2451 Saint Frances Drive, Sacramento, California 95821	--	Parcel Match
L1	2448 Brentwood Rd, Sacramento, CA 95825	0.53 Miles <sup>1</sup>	Parcel Match
L2	2240 Marconi Ave, Sacramento, CA 95821	0.51 Miles <sup>1</sup>	Parcel Match
L3	2411 Roland Rd, Sacramento, CA 95821	0.70 Miles <sup>1</sup>	Parcel Match
S1	2570 Carson Way, Sacramento, CA 95821	0.44 Miles <sup>1</sup>	Parcel Match
S2	2448 Sandringham Rd, Sacramento, CA 95825	0.50 Miles <sup>1</sup>	Parcel Match
S3	2407 Brentwood Rd, Sacramento, CA 95825	0.59 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

## Addendum: Report Purpose

### Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price	A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.
Distressed Price	A price at which the property would sell between a willing buyer and a seller acting under duress.
Marketing Time	The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.
Typical for Local Market	The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

## Addendum: Report Purpose - cont.

**Report Instructions**

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

\*\*If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible\*\*

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

## Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

## Broker Information

<b>Broker Name</b>	Alina Pustynovich	<b>Company/Brokerage</b>	Usko Realty Inc.
<b>License No</b>	01904396	<b>Address</b>	5245 Harston Way Antelope CA 95843
<b>License Expiration</b>	04/03/2024	<b>License State</b>	CA
<b>Phone</b>	9168066386	<b>Email</b>	bpoalina@gmail.com
<b>Broker Distance to Subject</b>	7.33 miles	<b>Date Signed</b>	06/29/2023

*By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.*

## Disclaimer

**This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.**

### **Unless otherwise specifically agreed to in writing:**

**The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.**